

FEMA FLOODPLAIN
NO FEMA FLOODPLAIN BOUNDARIES EXIST WITHIN 500+ OF THE SITE.

REFERENCES

- EXISTING BOUNDARY AND TOPOGRAPHIC CONDITIONS PREPARED BY STOEPLERWORTH & ASSOCIATES, INC. AND PROVIDED BY GLOBAL POWER & CONSTRUCTION, FILE NAME "102303-ALTA-TOPO-TO OTHERS.DWG", RECEIVED ON MAY 16, 2022.
- PROPOSED BUILDING FOOTPRINT PROVIDED BY ALLEN + PEPA ARCHITECTS, FILE NAME "HIGHER GROUND WESTFIELD - FLOOR PLAN W DS - 10-14-22.DWG" DATED OCTOBER 14, 2022.
- SEE LEGEND ON DRAWING C000 FOR EXISTING SYMBOL AND LINEWORK ELEMENTS.

LEGEND	
	PROPOSED CURB & GUTTER
	PROPOSED REVERSE CURB & GUTTER
	PROPOSED ASPHALT PAVEMENT
	PROPOSED ASPHALT PATH
	PROPOSED CONCRETE
	PROPOSED SHOULDER
	PROPOSED BUILDING
	PROPOSED STRIPING
	PROPOSED CURB CUT
	PROPOSED FENCE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	FUTURE RIGHT-OF-WAY

SITE INFORMATION:

LOT SIZE: 89,948 SQ.FT. (2.07± AC)
IMPERVIOUS SURFACE AREA: 32,680 SQ.FT. (0.75 AC)
PERVIOUS SURFACE AREA: 57,268 SQ.FT. (1.32 AC)

BUILDING SIZE: 10,875 SQ.FT.

PARKING SUMMARY:
PEAK DROP OFF/PICK UP STUDENT POPULATION: 16% OF STUDENT POP. 128 STUDENTS
PEAK VEHICLES AT DROP OFF/PICK UP: 20 VEHICLES
NUMBER OF EMPLOYEES: 14 EMPLOYEES/STAFF

REQUIRED PARKING FOR BUSINESS: 34 SPACES
37 SPACES
2 SPACES
39 SPACES

REQUIRED BICYCLE PARKING: 1 SPACE/15 VEHICLE SPACES
3 SPACES

VEHICULAR AREA: 14,901 SQ. FT.
MIN. 7.5% LANDSCAPE AREA: 1,118 SQ. FT.
LANDSCAPE AREA PROVIDED: 1,496 SQ. FT.

IZONING: LAKES OF WESTFIELD PUD WITH UNDERLYING ZONING CLASSIFICATION OF LOCAL AND NEIGHBORHOOD BUSINESS (LB DISTRICT..)

BUILDING SETBACK SUMMARY:
FRONT: 60 FEET
REAR: 60 FEET
SIDE (RESIDENTIAL): 60 FEET

PROPOSED SITE KEY NOTES	
A	LIGHT DUTY ASPHALT PAVEMENT; SEE DETAIL 801 ON SHEET C800.
B	ARTERIAL ASPHALT PAVEMENT; SEE DETAIL 801 ON SHEET C800.
C	ASPHALT PATH PAVEMENT; SEE DETAIL 801 ON SHEET C800.
D	CONCRETE CURB & GUTTER - 12" REVERSE; SEE DETAIL 803 ON SHEET C800.
E	MONOLITHIC SIDEWALK; SEE DETAIL 804 ON SHEET C800.
F	TYPE II CURB; SEE DETAIL 806 ON SHEET C800.
G	CONCRETE SIDEWALK; SEE DETAIL 802 ON SHEET C800.
H	STOP BAR. SEE DETAIL 807 ON SHEET C800.
I	CROSSWALK AND PAVEMENT STRIPING. SEE DETAIL 808 ON SHEET C800.
J	BIKE RACK; SEE DETAIL 809 ON SHEET C800.
K	4" WIDE PAINTED PARKING SPACE STRIPE, COLOR WHITE.
L	CURB RAMP WITH DETECTABLE WARNING SURFACE; SEE DETAILS 810, 811, AND 812 ON SHEET C800.
M	ADA PARKING SPACE AND SIGN. SEE DETAILS 813 AND 814 ON SHEET C801.
N	STOP SIGN; SEE DETAIL 817 ON SHEET C801.
O	4" ALUMINUM FENCE. REFER TO ARCHITECTURAL PLANS.
P	10" WIDE SLIDING GATE. REFER TO ARCHITECTURAL PLANS.
Q	DUMPSTER ENCLOSURE. REFER TO ARCHITECTURAL PLANS.
R	TRANSFORMER PAD. SEE SHEET C500 FOR MORE INFORMATION.
S	MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS.
T	3" DEPRESSED CURB. SEE DETAIL 815 ON SHEET C801.

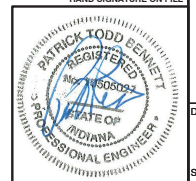
GENERAL SITE NOTES:

- EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.

GENERAL SITE LAYOUT NOTES:

- THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
- SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS A (4,000 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED.
- ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
- SITE DIMENSIONS SHOWN ARE FROM THE BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
- THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF WESTFIELD. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.

SCALE IN FEET
0 20 40



REVISION RECORD

NO.	DATE	DESCRIPTION
1	12/02/2022	COMMENTS RECEIVED FROM THE TECHNICAL ADVISORY COMMITTEE DATED 10/10/2022

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HIGHER GROUND EDUCATION WESTFIELD #2

18110 GRASSY BRANCH ROAD WESTFIELD, INDIANA 46074

SITE LAYOUT

DWG SCALE: 1" = 20'

DATE: 12/02/2022

DRAWN BY: MMS

CHECKED BY: ARG

PROJECT NO: 322-209.0001

APPROVED BY: PTB

DRAWING NO: C200

SHEET 3 OF 16